| 097.0 | 0003 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,018,100 / 1,018,100 |
| | | | | | USE VALUE: | 1,018,100 / 1,018,100 |
| | | | | | ASSESSED: | 1,018,100 / 1,018,100 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 23 | | FROST ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WHALEN SCOTT M & GEORGIA H |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 23 FROST ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DIFRANCESCO JOHN E & VANDA - |
| Owner 2: | - |
| Street 1: | 23 FROST ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 14,226 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Brick Exterior and 3636 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 14226.000 | 425,400 | | 592,700 | 1,018,100 |
| Total Card | 0.327 | 425,400 | | 592,700 | 1,018,100 |
| Total Parcel | 0.327 | 425,400 | | 592,700 | 1,018,100 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 279.98 | /Parcel: 279.9

**Legal Description**

**Entered Lot Size**

Total Land:

Land Unit Type:

**User Acct** 63451

**GIS Ref**

**GIS Ref**

**Insp Date** 10/18/18

## PREVIOUS ASSESSMENT

Parcel ID 097.0-0003-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 425,100 | 0 | 14,226. | 592,700 | 1,017,800 | 1,017,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 342,300 | 0 | 14,226. | 592,700 | 935,000 | 935,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 342,300 | 0 | 14,226. | 508,100 | 850,400 | 850,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 342,300 | 0 | 14,226. | 474,200 | 816,500 | 816,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 342,300 | 0 | 14,226. | 406,500 | 748,800 | 748,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 364,100 | 0 | 14,226. | 364,100 | 728,200 | 728,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 315,200 | 0 | 14,226. | 337,000 | 652,200 | 652,200 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 315,200 | 0 | 14,226. | 321,400 | 636,600 | 636,600 | | 12/13/2012 |

!7921!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 22:31:14 |

**LAST REV**

| Date | Time |
|---|---|
| 06/19/19 | 14:20:07 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7921

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DIFRANCESCO JOH | 63554-124 | | 4/30/2014 | | 710,000 | No | No | | |
| DARDENO RONALD | 28515-106 | | 4/30/1998 | | 322,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/12/2014 | 1187 | Redo Kit | 23,000 | | 9/12/2014 | | | Kitchen remodel, c |
| 5/1/2014 | 415 | Window/S | 17,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/18/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/17/2014 | Info Fm Prmt | PC | PHIL C |
| 6/3/2009 | Meas/Inspect | 189 | PATRIOT |
| 11/18/1999 | Inspected | 267 | PATRIOT |
| 11/8/1999 | Mailer Sent | | |
| 10/15/1999 | Measured | 264 | PATRIOT |
| 7/27/1991 | | JK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 63451 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 14226 | | Sq. Ft. | Site | | 0 | 70. | 0.60 | 4 | | | | | | | | | 592,742 | | | | | | 592,700 | |

Total AC/HA: 0.32658 | Total SF/SM: 14226 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 592,742 | Spl Credit | Total: 592,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 7 - Brick | | |
| Sec Wall: | 3 - Aluminum | 20 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1952 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.14088356 |
| Const Adj.: | 1.03989589 |
| Adj $ / SQ: | 112.708 |
| Other Features: | 124137 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 577925 |
| Depreciation: | 152572 |
| Depreciated Total: | 425353 |

## COMMENTS

SCUTTLE HOLE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | BRs: 3 | | Baths: 2 | | | | | HB 1 | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

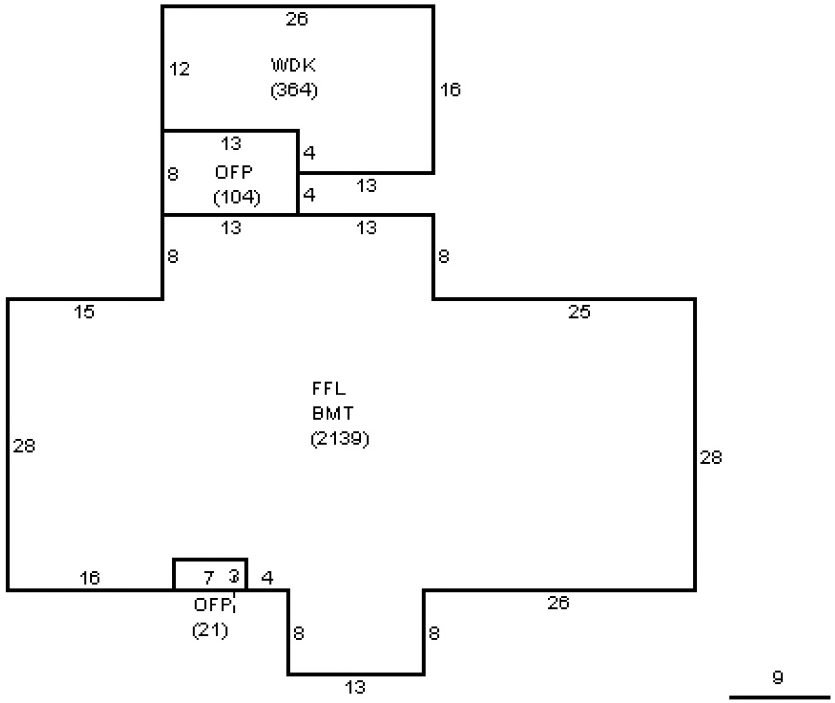
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 136.38 |
| Special Features: | 0 | Val/Su Net: | 89.24 |
| Final Total: | 425400 | Val/Su SzAd | 198.88 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 2,139 | 49.200 | 105,232 |
| FFL | First Floor | 2,139 | 112.710 | 241,082 |
| WDK | Deck | 364 | 9.100 | 3,311 |
| OFP | Open Porch | 125 | 30.880 | 3,861 |
| | Net Sketched Area: | 4,767 | Total: | 353,486 |
| Size Ad | 2139 | Gross Are | 4767 | FinArea 3636 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 70 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

097.0-0003-0008.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|